



5 Montroy Close, Henleaze

Guide Price £950,000

RICHARD  
HARDING







# 5 Montroy Close,

Henleaze, Bristol, BS9 4RS

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An exceptionally smart, bright and inviting 5 bedroom (2 with en-suite) semi-detached family home situated on a sought-after cul-de-sac in Henleaze. Enjoying off road parking for two cars, a storage garage and a landscaped rear garden with insulated garden studio/gym.

## Key Features

- Tastefully updated throughout with a modern and fresh interior including a fabulous sociable kitchen/dining space and superb loft conversion with far reaching views.
- Situated in the heart of Henleaze in a peaceful cul-de-sac off The Crescent, within easy reach of the excellent local shops, businesses and cafes of Henleaze Road. Henleaze Junior School is also within 600 metres.
- **Ground Floor:** entrance hallway with understairs storage, bay fronted sitting room with wood burning stove and built in plantation shutters, ground floor cloakroom/wc and superb sociable kitchen/dining space with recessed utility cupboard and bi-folding doors accessing the landscaped rear garden.
- **First Floor:** spacious landing with double glazed window to front, principal bedroom with recessed en-suite shower room/wc and built in wardrobes, two further double bedrooms and family bathroom/wc.
- **Second Floor:** a superb loft conversion with bedroom 2 with recessed wardrobe, en-suite shower room/wc and incredible elevated views, plus bedroom 5/study.
- **Outside:** a gorgeous, landscaped rear garden with spacious paved seating area leading down to a level artificial lawn, further seating area and insulated garden studio/cabin, currently used as a gym but perfect for a workspace from home or hobby space. To the front of the property there is a landscaped driveway with off road parking for two cars and gated access to a side courtyard with single storage garage.
- A superb family home with plenty of space, a pleasing layout and much more.





## **GROUND FLOOR**

**APPROACH:** via a tastefully landscaped driveway affording off road parking for at least two family sized vehicles. The driveway leads up to the covered main entrance to the property.

**ENTRANCE HALLWAY:** a spacious welcoming entrance hallway with original parquet flooring with staircase rising to first floor landing with understairs storage space. Doors leading off to the sitting room, kitchen/dining room and ground floor cloakroom/wc. Picture rail, radiator and double glazed windows to front with meter cupboard/storage beneath.

**SITTING ROOM:** (14'6" x 12'6") (4.42m x 3.82m) a bay fronted sitting room with high ceilings, picture rail, wide bay to front comprising double glazed windows and built in plantation shutters, original parquet herringbone flooring, feature fireplace with wood burning stove and oak surround and mantle, radiator and plenty of natural light.

**KITCHEN/DINING ROOM:** (20'10" x 16'8") (6.35m x 5.08m) a large sociable kitchen/dining space with modern fitted kitchen comprising base and eye level cream units with quartz worktop over, inset 1½ bowl sink and drainer unit, integrated dishwasher and fridge/freezer, island with space for range cooker with ceiling mounted chimney hood over, plenty of natural light provided by the dual aspect double glazed windows to rear and side as well as the three bi-folding doors providing a seamless connection out to the rear garden. The dining area has herringbone parquet flooring, feature brick exposed chimney breast with log burning stove, high ceilings with inset spotlights, radiator, corner cupboard housing Glow Worm gas central heating boiler and door accessing recessed utility cupboard, with built in shelving and plumbing and appliance space for the washing machine.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash basin with stone tiled splashback, tiled floor, radiator and double glazed window to side.

## **FIRST FLOOR**

**LANDING:** central landing with staircase ascending to the top floor, double glazed windows to front with plantation shutters providing plenty of natural light through the landing and stairwells. Doors lead off to bedroom 1, bedroom 3, bedroom 4 and family bathroom/wc.

**BEDROOM 1:** (front) (14'9" x 12'6") (4.50m x 3.82m) a lovely principal double bedroom with built in floor to ceiling wardrobes spanning one side of the room, wide bay to front with double glazed windows and built in plantation shutters, high ceiling with picture rail and door accessing:-

**En Suite Shower Room/wc:** a shower enclosure with dual headed system fed shower, low level wc with concealed cistern, wash hand basin, heated towel rail, marble tiled walls and floor and an extractor fan.

**BEDROOM 3:** (rear) (13'1" x 12'0") (3.99m x 3.65m) a double bedroom with double glazed windows to rear with built in plantation shutters, offering a lovely elevated outlook over rooftops of the surrounding area, high ceiling, picture rail and a radiator.

**BEDROOM 4:** (rea) (10'5" x 8'6") (3.18m x 2.60m) a double bedroom with double glazed window to rear, radiator, high ceiling and a picture rail.

**FAMILY BATHROOM/WC:** a white suite comprising a panelled shower bath with system fed dual headed shower and glass shower screen, low level wc, wash basin with storage cabinet beneath, tiled floor, inset spotlights, shaver point, built in mirror with lighting, extractor fan and double glazed windows to side.

## **SECOND FLOOR**

**LANDING:** doors off to bedroom 2 and bedroom 5 with a Velux skylight window over the landing providing natural light through the landing and stairwell.

**BEDROOM 2:** (12'9" x 10'9") (3.89m x 3.27m) a fabulous loft converted double bedroom with impressive picture windows to rear offering a far-reaching grandstand view over the surrounding area, inset spotlights, radiator, door accessing a recessed wardrobe, further door accessing:-

**En Suite Shower Room/wc:** a white suite comprising shower enclosure with dual headed system fed shower, low level wc, wash basin with storage cabinet beneath, heated towel rail, inset spotlights and double glazed window to rear.







**BEDROOM 5:** (front) (17'7" x 7'1") (5.37m x 2.16m) a useful additional bedroom or study with three Velux skylight windows to front, radiator and low level hatch accessing eaves storage space.

## OUTSIDE

**FRONT GARDEN & OFF ROAD PARKING:** to the front of the property there is a landscaped driveway providing off road parking for at least 2 vehicles with double gates providing access through to the side courtyard which leads to the single garage. To the other side there is a flower border and covered entrance accessing the front door to the house.

**REAR GARDEN:** a tastefully landscaped rear garden with large paved terrace closest to the kitchen/dining space providing ample space for outdoor seating and entertaining. Gated side access to the side driveway/courtyard providing handy additional gated space and access to the single garage. A few steps lead down from the top terrace to an area of astroturf with fenced boundaries leading up to garden studio/gym and further feature seating area with flower borders beside.

**GARDEN CABIN/GYM:** (15'11" x 11'5") (4.85m x 3.48m) an insulated garden gym/studio with double glazed window to side, bi-folding doors and further window to front, power, lighting, fuse box and extractor fan.

**STORAGE GARAGE:** (15'11" x 8'3") (4.85m x 2.52m) a single garage with roller shutter door and pitched roof.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

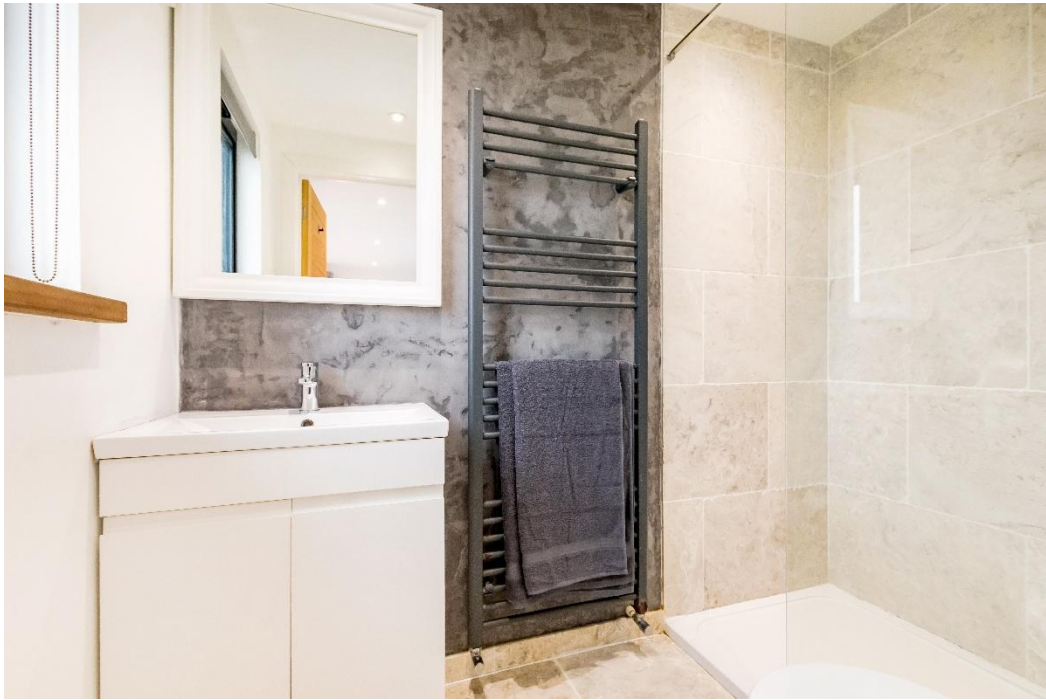
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.









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Approximate Gross Internal Area 155.1 sq m / 1669.9 sq ft

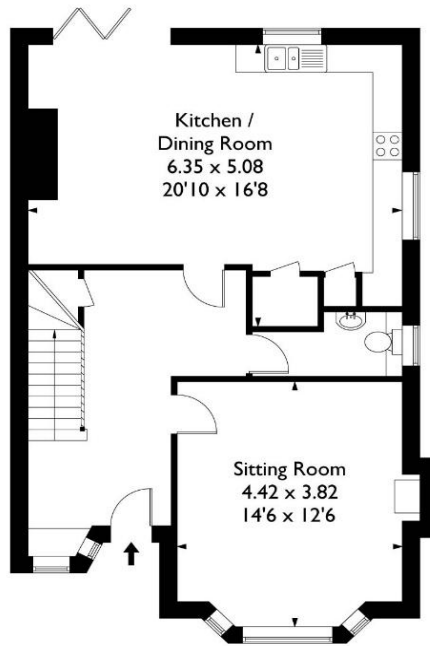
Garage 12.2 sq m / 131.6 sq ft

Garden Office 16.9 sq m / 181.7 sq ft

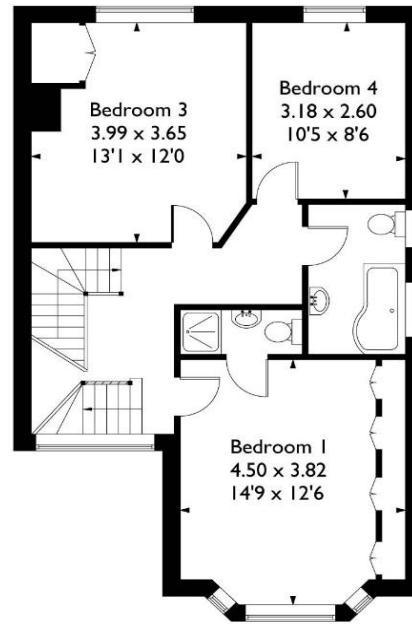
Total Area 184.2 sq m / 1983.2 sq ft



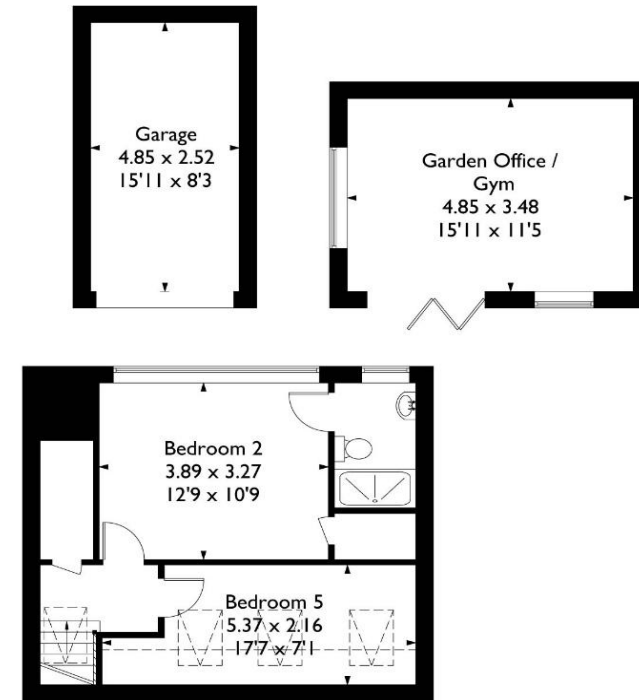
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.